



City of
Rockville
Get Into It

**Historic District Commission Staff Report:
Evaluation of Significance (for Demolition)
HDC2012-00558, 201 Upton Street**

MEETING DATE: 12/15/11

REPORT DATE: 12/8/11

FROM: Robin D. Ziek, Preservation Planner,
Planning, CPDS
240.314.8236
rziek@rockvillemd.gov

APPLICATION DESCRIPTION: Evaluation of Historic Significance
(demolition proposed)

APPLICANT: K. Stephen Mohn, Trustee
8 Oxban Court
Bluffton, SC. 29909

FILING DATE: 11/1/11

RECOMMENDATION: Staff finds that the property at 201 Upton Street does not meet HDC criteria for historic designation, in that it is not associated with a significant historic event, person, or pattern of events as detailed in Rockville's historic contexts, and does not exemplify Rockville's mid-20th century architecture or heritage.

The property has a longterm association with the Mohn family that turned a personal tragedy into a personal victory. The family was well liked in the community and through volunteer activities, joined with others to achieve community benefits focusing on ADA accommodation. Family members did not serve in elected office. Kermit Mohn was recognized for his efforts with numerous awards for outstanding volunteer service, and with a yearly county award that remembers him within the context of service to assist individuals with disabilities.

EXECUTIVE SUMMARY: K. Stephen Mohn filed an evaluation request on 11/1/11. Per 25.14.d 1 of the Zoning Ordinance, the HDC will evaluate a property for historic significance if the owner contemplates full demolition of the dwelling and so requests. Staff provides historic research and makes a recommendation to the HDC concerning the historic significance of the subject property.

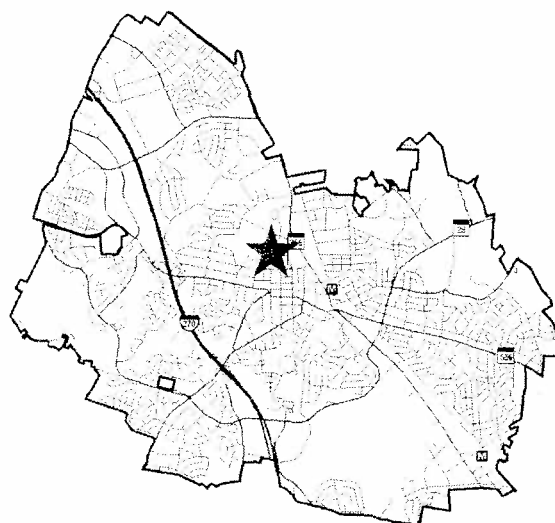


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1. Aerial Map
2. Application
3. MHT Research Form
4. Letters received

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SITE DESCRIPTION

Location: 201 Upton Street (see Attachment 1)

Applicant: Kermit Stephen Mohn, Trustee

Land Use Designation: Detached Residential (High Density)

Zoning District: R-60 (see Attachment 3)

Existing Use: Single Unit Detached Residential

Parcel Area: 16,291 sf

Subdivision: Bealls Subdivision (Lot P1+Lot2)

Building Floor Area: 1,634 sf

Dwelling Units: 1

Vicinity

Surrounding Land Use and Zoning			
Location	Zoning	Planned Land Use	Existing Use
North	R-60	Detached Residential High Density	Detached Residential High Density
East	R-60	Detached Residential High Density	Detached Residential High Density
South	R-60	Detached Residential High Density	Detached Residential High Density
West	R-60	Detached Residential High Density	Detached Residential High Density

Site Analysis:

The subject property is located at the northeast corner of Upton Street and Beall Avenue. The property is comprised of two lots (minus ROW dedication), measuring 110' x 149' and containing 16,291 sf. The house is centrally located on the property, which is relatively flat topographically. The neighborhood consists of single family homes. As the area was developed in the mid-20th century, there are mature trees and gardens along the streets. The subject property has several mature trees (a tulip tree and southern magnolia in the rear yard, two oaks in the front yard) as well as mature azaleas and other shrubs around the perimeter of the property along the north and east edges, and by the house on the west and south sides. The immediate residential area was, for the most part, developed in the mid-20th century, from 1940-1960.

Historic Significance:

Research into the history of the subject property indicates several points for consideration of historic significance. This includes the Cape Cod style architecture, and several people who lived in the house: John H. Markland, a former City Manager; Eric Mohn, painter; and Kermit B. Mohn, an advocate for disabled persons.

An evaluation of historic significance begins with a historic context. In the City of Rockville, the *Historic Historic Resources Management Plan* (1986) provides a series of seven historic contexts. This property falls within Contexts #6 and #7. The property was platted for development in 1895, at a time when many of the close-in farms were subdivided for new houses. This important aspect of Rockville's history is analyzed in "Historic Context #6: Maturation and Expansion of the County Seat: 1873-1931." The subject property was included in "Margaret Beall's Subdivision," which is discussed on pages 117-118 and shown in Figure 13, an illustration of the major platted subdivisions from this period. As noted on page 118, the portion of the subdivision with the subject property remained undeveloped for decades.

Historic Context #7 covers the years from 1931 – present (1986). During this period, the focus of development was on the large-tract subdivisions such as Twinbrook and Hungerford. These subdivisions, with their connection to the Levittown-style homes, tell a different story than the in-fill development that occurred at the subject property in Beall's Subdivision. Beall's Subdivision filled in over time, with some clustering of multiple house construction, and the area has more in common with the history of infill shared by the West End Park and Rockville Park subdivisions, for example, than with Twinbrook, mostly because of the type and scale of development.

201 Upton was originally built as a three-bay block with a one-story open porch along the north side (1949 Sanborn map). Today, this narrow 1-1/2-story wing is closed in, and a second addition built on the north side. Together, these additions provided first-floor accommodations for a handicapped child (in 1963). Other additions include a large sunroom on the rear (east) elevation, and a handicapped ramp at the northeast corner of the house. The house has a low parged foundation, a slate roof, a brick chimney on the south (living room) elevation, and is covered in aluminum siding, including all of the window trim. Most of the windows have been replaced, although there is an original wood window on the east elevation in the living room. There are two single-window dormers over the first floor windows on the west elevation; and a full-width dormer across the back of the house (east elevation).

While the City lacks an updated 20th century context, the recently published *Historic Buildings Catalog* provides a citywide architectural survey that includes 20th century houses. The subject property is included in the *Historic Buildings Catalog* (p. 95) with the early set of Cape Cod style houses built from 1930 – 1950. The house at 201 Upton Street is a fair example of the Colonial Revival Cape Cod style house that was built in the first half of the 20th century and, though of simple design, incorporates good materials. Alterations since construction include aluminum siding, a front porch with columns that are out of keeping with the Colonial Revival style, enclosure of the original north porch, construction of the north addition, a rear deck and handicapped ramp, and construction of the sun porch. Since being surveyed in 2008, most of the original windows have been replaced (see Attachment 4 for more details about the historic and cultural history of the house). It is likely that this property would not have been included in the catalog if the windows had already been replaced at the time of the survey.

While Context #7 notes the accomplishments of the progressive City government of the 1950s (p. 182ff), the focus of significance has been on the mayors, such as Mayor Hovsepian and Mayor Green, rather than the city managers, such as John H. Markland, who was City Manager from 1954 – 1958.

The Mohn family purchased the property in 1959. Four years later, their younger son, Eric, suffered a terrible accident just a month before his 18th birthday [information provided by Mrs. Rita Mohn, Eric's wife]. He was paralyzed after this, but he rose above his handicap to graduate from college and become an accomplished painter. In terms of historic significance, the property that best represents the productive life of the individual would be evaluated. Eric Mohn overcame his handicap and moved out of the family house on Upton Street after his marriage, living first in Gaithersburg and then in Thurmont, MD. His personal web site, where his paintings are still available for sale, identifies Thurmont as the location of his home and studio, and where he painted. Therefore, the house at 201 Upton Street would not be considered as representative of his significance as a painter.

The consideration of historic significance for Kermit B. Mohn rests on his advocacy work on behalf of those with disabilities after his son's accident and after his retirement from the federal government. Kermit Mohn was active in his support and advocacy for changes that would permit those with handicaps to use buildings and public transportation without additional difficulty, amongst other things. As described in his obituaries, and with additional comments from Claire Funkhouser¹, Mr. Mohn was seen as a local expert on handicapped accessibility, advocating for accessibility to the metro with an elevator, an aspect of the Town Center redevelopment.

The Montgomery County Commission on People with Disabilities has twenty-five commissioners. From 1991- 1994, Kermit Mohn served as chair of this commission, and he continued to volunteer with this office for many years. Mr. Mohn was recognized for his service with awards, including the F. Michael Taff Award from the City of Rockville. The commemorative statements made after his death included in this research, are evidence of the great appreciation others felt for the Mr. Mohn's efforts.

The family opposes historic designation, while acknowledging the accomplishments of Eric Mohn and the contributions to the community of Kermit Mohn (see Attachment 3).

¹ Former City Clerk, and former Chair to the Montgomery County Commission on People with Disabilities who worked with Kermit Mohn on this Commission.

HISTORIC DESIGNATION CRITERIA

The following checklist is used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

I. Historical and cultural significance:

- A. Event: the site of a significant historic event

No.

- B. Person: identified with a person or a group of persons who influenced society

No. While Kermit Mohn made a difference with his volunteer efforts through his advocacy and participation on the Montgomery County Commission on People with Disabilities, serving as Chairman from 1991-1994, he worked with many other people to secure accommodation for people with disabilities. In terms of the achievements of Eric Mohn, his painting career is identified with his home and gallery in Thurmont, MD.

- C. Pattern of Events: exemplifies the cultural, economic, social, political or historic heritage of the County and its communities

No. The house does not exemplify the development of the City after 1931; while a fair example of its type, the house has numerous alterations and there is loss of original fabric.

- D. Cultural Value: has character, interest, or value as part of the development, or cultural heritage of the City, County, State, Nation

No. The property does not exemplify the City's development, or customs and practices, but rather is typical of infill house construction of its era in the older subdivisions adjacent to Rockville's downtown. While many of the alterations reflect necessary accommodations for Eric Mohn's handicap, these accommodations are generally reviewed as a temporary installation at a private residence.

II. Architectural and design significance:

- A. Embodies the distinctive characteristics of a type, period or method of construction

No. The building is only a fair example of its type due to alterations and loss of original fabric.

- B. Represents the work of a master *No.*

- C. Possesses high artistic values *No.*

- D. Represents a significant and distinguishable entity whose components may lack individual distinction *N/A*

- E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape. *No.*

Historic Integrity of structure and site:

- *Original site and setting largely preserved* (lot size, environmental character, trees, setbacks, streetscape)
- *Outbuildings present and largely preserved*
- *Some alterations* (new porch, old porch enclosed, new siding, new windows, new additions)

Level of site significance: N/A

COMMUNITY OUTREACH

Posting of sign on property prior to meeting

Postcard notices sent out two weeks prior to meeting

Staff report posted on City's web site one week prior to meeting

FINDINGS

Finding that the property does not meet the Criteria for Historic Significance, as reviewed above, staff recommends that the HDC does not recommend this property for historic designation.

ATTACHMENTS

1. Aerial Map
2. Application
3. MHT Research Form
4. Letters received

Case Number: HDC2012-00558Address: 201 Upton StreetProject Name: Evaluation of Historic SignificanceDate: 12/8/11

☆ Project Location



Historic Significance Evaluation of Property for Demolition

Property Address: 201 Upton Street Rockville, Md 20850

Your Name: KERMIT STEPHEN MOHN, Trustee

Are you the property owner? Yes ☒ No ☐ (the current owner must authorize this action.)

If you are not the owner, please list the name and mailing address of the owner(s): *

Your mailing address if different from above:

8 OXBAN COURT, BLUFFTON, SC 29909

Daytime telephone number: 843-379-2900 Home telephone: _____

Property Type: Single-family residence ☒ Commercial Building ☐
Other ☐

Year Built (if known): 1944

Architect/Builder (if known): UNKNOWN

Do you have information on the history of the property that you would be willing to share with the City's Historic Preservation staff for research purposes?

Yes ☐ No ☒

If you are the property owner, do you authorize City staff to inspect and photograph the exterior of the property? Yes ☒ No ☐

I hereby request that the property at 201 Upton Street Rockville, Md be evaluated for local significance based on the City of Rockville's criteria of historical, cultural, architectural and/or design significance.

Signature K. S. Mohn, Trustee Date 10/28/11

Please return this completed form to: Historic Preservation Office, Department of Community Planning and Development Services, 111 Maryland Avenue, Rockville, Maryland 20850-2364, or Fax to: 240-314-8210. Questions? Call 240-314-8230.

Office use only: Date received _____ Assigned to _____

Please forward results to: Betsy Lee King
Cokwell Banker - Rockville
14955 Shady Grove Rd RM 170
Rockville, Md 20850-8731
301-921-1040

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No.

1. Name of Property

(indicate preferred name)

historic Mohn House

other

2. Location

street and number 201 Upton Street not for publication

city, town Rockville, MD 20850 vicinity

county Montgomery

3. Owner of Property

(give names and mailing addresses of all owners)

Name Kermit Brown Mohn Tr. (Kermit Stephen Mohn, Trustee)

street and number 8 Oxban Court telephone

city, town Bluffton state South Carolina zip code 29909

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery liber 17613 folio 00533

city, town Rockville, MD 20850 tax map GR22 tax parcel Lot 2, P1 Bealls Sub tax ID number 04-00159571

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other:

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> objects
		<input type="checkbox"/> government	<input type="checkbox"/> Total
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input checked="" type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	

Number of Contributing Resources
previously listed in the Inventory

7. Description

Inventory No.

Condition

☒ excellent ☐ deteriorated
☐ good ☐ ruins
☐ fair ☐ altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary:

Constructed on the northeast corner of Upton Street and Beall Avenue, this 1/2 story Cape Cod faces west. The property, composed of two platted lots in Bealls subdivision, is essentially flat, with a mature landscape. There is a variety of shrubs along the north and east perimeter, and mature trees (tulip, magnolia, oak) in the front and rear yards. The house consists of a three-bay block with a central doorway, a narrow 1-1/2-story wing on the north side that has been modified during the construction of a one-story addition to the north, a large sunroom on the rear (east) elevation, and with a handicapped ramp at the northeast corner of the house. In addition, there is a small front-gable garden shed along the east edge of the property.

Narrative:

The Cape Cod is a subgroup of Colonial Revival styles that were prevalent in the first part of the 20th century. In the mid-20th century, the Cape Cod was popularized as a modern affordable house. There are many Cape Cod-style homes in Rockville, including a grouping in the 100-block of Upton Street immediately south of the subject property. The other houses in the 200 block of Upton are mostly red brick two-story colonials, one-story ranch-style homes, although there is a recent modern-style house as well.

201 Upton was originally built as a three-bay block with a one-story open porch along the north side (1949 Sanborn map). Today, this narrow 1-1/2-story wing has been closed in, and a second addition built to the north,. Together, these additions provided first-floor accommodations for a handicapped child (in 1963). Other additions include a large sunroom on the rear (east) elevation, and a handicapped ramp at the northeast corner of the house. The house has a low parged foundation, a slate roof, a brick chimney on the south (living room) elevation, and is covered in aluminum siding, including all of the window trim. Most of the windows have been replaced, although there is an original wood window on the east elevation in the living room. There are two single-window dormers over the first floor windows on the west elevation; and a full-width dormer across the back of the house (east elevation).



West and South elevations



West (front) Elevation

The focus of the front elevation (west) is the three-bay 1-1/2 story block, with a central doorway flanked by two 8/8 windows. Above these windows in the steep light-gray slate roof, are narrow front-gable dormers with 6/6 windows with flanking [aluminum] shutters. In keeping with this colonial revival style, this Cape Cod is simple, with decorative focus on the single width front door. The 6-paneled stained wood front door has glazing panels in the top 1/4 of the door. The door surround, drawing on 17th

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M

Name
Continuation SheetNumber 7 Page 1

and 18th century design motifs, includes large dentils and a heavy, rounded bolection molding above the door. The concrete stoop is covered with a simple shed roof supported by two Victorian-style turned columns, and was added in 1995. The small wing on the north side has a multi-paned picture window, and the steep slate roof has no dormers. The addition to this wing at the north end of the house has a paired set of 6/6 double-hung windows and a modern-detailed slate roof. Both additions are covered with aluminum siding that is dissimilar to aluminum siding on the main block of the house.

The south (side) elevation is the gable end of the main block, with a centrally placed brick chimney flanked by two 6/6 windows on the first floor, and two smaller 6/6 windows on the second floor. The first and second floor windows are not stacked above each other. This elevation also illustrates the contrast with the front single dormer and rear full-width dormer. Sliding glass doors on the rear sun porch are also illustrated, with glass panels surrounding the doorway.



South (side) elevation



East (rear) elevation

The east (rear) elevation illustrates the north wing and north addition to the house. The first floor of the main block of the house is covered with the glass porch addition. This enclosed porch consists of low brick walls upon which sliding glass windows are mounted. A wide sliding-glass door is centrally located, opening onto a brick patio that extends from the driveway on the south side of the house to the handicapped ramp at the northeast corner of the house. The alterations to the original north wing include the installation of sliding-glass doors on this rear (east) elevation. The handicapped ramp, a wood structure, leads to an open deck outside of this entrance. The second addition on the north side of the house has no windows on the east elevation, and has a low-pitched roof.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name
Continuation Sheet

Number 7 Page 2

The north (side) elevation illustrates the asymmetrical roof on the north addition, with the front slope designed to match that of the existing north wing. The north addition has a single window towards the east side of this north elevation.



North (side) elevation



Garden shed along east fence

The garden shed is a wood frame structure, with a doorway in the gable end facing west, into the back yard. The garden shed is positioned at the east side of the back yard, which is entirely fenced in with a combination of wood picket and stockade fencing.



Garden shed and stockade fencing



Back yard with patio and handicapped ramp

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name
Continuation Sheet

Number 7 Page 3

View of picket fence at rear yard along Beall Avenue



View of front yard along Beall Avenue



↑ Neighboring Properties in the 200 block of Upton Street

Neighboring Properties in the 100 block of Upton Street ↓



8. Significance

Inventory No. _____

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates

Architect/Builder

Construction dates

Evaluation for:

☐ National Register☐ Maryland Register☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Summary:

201 Upton Street was built on property that was originally owned by Upton Beall, and included in the 1894 subdivision known as Beall's Subdivision of Part of Rockville. A subsequent re-subdivision in 1938 recorded a change in the block and lot numbers. The house was probably built sometime between 1939 and 1944. It is a Cape Cod style house, with alterations that likely reflect accommodations necessary to support a handicapped resident. The house is named for the Kermit and Evelyn Mohn family, who lived here from 1959-2011. Because of an accident that left their son Eric paralyzed, the Mohns were actively involved in efforts to promote building and transportation accessibility for handicapped people.

Narrative:

The property was originally part of the 67 acres purchased in 1816 by Upton Beall from Harriet Williams [T 90]. The Williams family had filed the first plat of this area, originally named "Williamsburg" and subsequently renamed "Rockville." This acreage lay north of the residential property owned by the Bealls and their subsequent [Dawson] relatives, and today known as the Beall-Dawson House [12 W. Montgomery Avenue]. In 1895, Upton Beall filed a subdivision known as Beall's Subdivision of Part of Rockville [Plat #10; 1895/10/05]. With that, the subject property was platted as Block 12, lots 7, 8. Some lots were sold, and in 1926, a portion of this subdivision was re-recorded; the subject property was not included. In 1938, another plat was filed that did include the subject property, which refers to road dedication and building restriction lines. At that time, the subject block was renumbered #15, and the subject lots were renumbered #1 and 2. Today, the property is considered "Part 1" because a portion of Lot 1 was dedicated for the public street and right-of-way.

The property was sold out of the Beall-Dawson family in 1939, when John H. and Jane B. Markland purchased the property consisting of Lots 1 and 2, Block 15, of Margaret J. Beall's Subdivision of the Town of Rockville, recorded in Plat Book 17, folio 1054. The deed included several restrictions, including a minimum expense for the construction costs of the house (no less than \$2500); stipulations for setbacks from the street; covenants on race restrictions ("...shall not be sold...any person of a race whose death rate is higher than that of the Caucasian race, nor to any member of the negro race..."). Such covenants were common at the time.

The Marklands did not record a mortgage, and were divorced in 1946, at which time John Markland paid Jane Markland \$5,000 for full ownership of the property, and agreed that she would take all the furniture and house furnishings. John Markland subsequently remarried and John and Helen Markland sold the house in 1959 to Kermit B. and Evelyn H. Mohn. Evelyn Mohn died in 1999, and Kermit Mohn died in 2011. Today, the property is for sale, and a contract purchaser envisions demolition of the house and construction of a new house on the property in essentially the same location as the current house.

John H. Markland worked for the City of Rockville as an engineer, and was appointed on July 31, 1954 as Acting City Manager. Soon after, John Markland was appointed to the position of City Manager, with an annual salary of \$8,500. This was an active time in Rockville, with the purchase of the Glenview property from the Montgomery County Historical Society to become the

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M

Name

Continuation Sheet

Number 8 Page 1

Rockville Civic Center. It was also at this time, during the development of Hungerford and Twinbrook, when it became evident that the late 19th century city water system was inadequate to serve the rapidly growing City. An article in the *Cumberland Evening Times* (5-10-1955) notes the city's review of different options to expand the city's water system.

Rockville Hires Engineer To Study Its Water Needs

ROCKVILLE, Md. WV-A Reading, Pa. engineering consultant firm was retained on a \$1,000 fee by the Rockville Mayor and Council yesterday to study the city's long range water needs.

City Manager John H. Markland said the firm of Gilbert Associates has also been hired to compare costs of drawing water directly from the Potomac River by construction of a city owned filtration plant or getting its supply from the District of Columbia's Dalecarlia filtration plant.

City officials have tentatively estimated cost of a municipal water treatment plant at two million dollars, Markland said.

Average city consumption is now 1,300,000 gallons a day, Markland said.

The city officials are planning long range facilities which would furnish up to 15 million gallons daily.

John H. Markland held the City Manager position for four years, and was replaced in 1958 with Walter Scheiber. John and Helen Markland sold the property at 201 Upton Street in 1959 to Evelyn and Kermit Mohn.

The Mohns lived here for the rest of their lives. Mrs. Mohn died in 1999, and Mr. Mohn died in 2011. They had two children, Eric and Stephen. Eric's wife, Rita, said that Eric was in a car accident a month before his 18th birthday and suffered spinal cord injuries, leaving him paralyzed. He was an accomplished painter; his current web site provides a short biography:

Eric Mohn's paintings are the essence of patience and concentration. Left a quadriplegic after a 1963 car accident, he was determined to bring forth the creative process still within. He graduated from Montgomery College in 1977 and proceeded to earn his bachelor's degree from Saint Andrews Presbyterian College, NC.

Eric learned to translate his vision to canvas through precise strokes by a brush held in his mouth. He created his watercolor originals from his home in Thurmont, MD. It usually took Eric about 2 weeks to complete an original painting. Sadly, Eric passed away suddenly in November 2008 of complications stemming from his longtime paralysis.

After Eric's accident, his parents made alterations to their house to provide handicapped accommodations for him. This was accomplished by renovating the first floor of the north wing and providing a wide opening from the main block of the house into the north wing, and by adding sliding-glass doors at the rear to provide access to the deck leading to the handicapped ramp. The one-story north addition was added at this time to provide a bedroom and bath.

Through his determination, and with much support from his family, Eric graduated from college with a business degree. For a time, he had a business providing transportation for handicapped people, for which he served as dispatcher. According to Mrs.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M

Name

Continuation SheetNumber 8 Page 2

Mohn, the business did not prosper and Eric took up painting out of boredom. He learned to paint holding the brush in his mouth, and he made a living from selling his art work. Eric and Rita Mohn were married in 1987 and they moved to Gaithersburg. At the time of his death in 2008, they were living in Thurmont, MD.

The family became very involved in organizational work to help those with spinal cord injuries. At Eric's death, a memorium was printed in the Spinal Cord Injury Network newsletter was written, as follows:

Remembering Our Friend Eric Mohn

[http://www.spinalcordinjury.net/Newsletter/newsletter_december08.html]

The early years of the Spinal Cord Injury (SCI) Network were defined by a great deal of work done by Eric Mohn. Eric, a quadriplegic, died Nov. 25 due to complications with his paralysis. He was 63. In 1963, he was in an automobile accident that resulted in a high level neck injury. After years of treatment, surgeries and rehabilitation, he continued his schooling and graduated with a degree in business administration from St.

Andrew's College in North Carolina.



After his schooling, Eric became interested in painting. Having no use of his hands, he used a paint brush by holding it in his mouth. After 30 years, he had won numerous awards for his watercolor landscapes and still lifes. Eric's customers were people from throughout the US, but also parts of Europe, including Russia, Holland and England. His fans included household names such as Elizabeth Taylor, Marriott Hotels and The Washington Post. At one time, the US State Department bought his prints.

Eric was an advocate for people with disabilities and served as a board member and President of the Spinal Cord Injury Network during the 1980's and into the 1990's. In 2003, Eric and his father Kermit were awarded the Jane McIntosh award by the Network for their great work as advocates for people with disabilities.

Eric is survived by his wife, Rita; his father, Kermit; his brother, Stephen and other loving family members. We send out our deepest condolences to them all.



Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M

Name

Continuation SheetNumber 8 Page 3

Eric's father, Kermit B. Mohn, retired in the early '70s from the federal government, and thereafter volunteered with the Montgomery County Commission on People with Disabilities. His obituary (July 21, 2011) in *The Washington Post* provides a sketch of his life:

Kermit B. Mohn, labor economist**Published: July 21 [2011, Washington Post]**http://www.washingtonpost.com/local/obituaries/kermit-b-mohn-labor-economist/2011/07/20/gIQAJAiRSI_print.html

Kermit B. Mohn, 98, who retired in 1972 as a labor economist in the office of the secretary of defense, died July 3 at Shady Grove Adventist Hospital in Rockville after a heart attack. He was a Rockville resident.

After retiring from federal service, Mr. Mohn was a sixth-grade mathematics and history teacher for 12 years at Christ Episcopal School in Rockville. He later served for 15 years as a volunteer with the Montgomery County Commission on People with Disabilities.

Kermit Brown Mohn was born in Fredericksburg, Pa. He graduated from Ursinus College in Pennsylvania in 1933, then for 15 years worked as an economist with the Bureau of Labor Statistics. He headed BLS offices in Philadelphia and New York.

In 1950, Mr. Mohn moved to the Washington area and began working for the Defense Department. His duties included drafting portions of selective service bills and advising the government of South Vietnam on the administration of a military draft system.

In 1963, one of Mr. Mohn's sons, Eric, was paralyzed from the neck down in an auto accident.

Kermit Mohn became an advocate for persons with disabilities and in 1992 received an award from the city of Rockville for his efforts to improve the lives of disabled persons. He also received awards from Montgomery County and the state of Maryland for work on behalf of the disabled.

He was a member of Rockville Presbyterian Church.

His wife, Evelyn Hoffman Mohn, died in 1999. Eric Mohn died in 2008.

Survivors include a son, Kermit S. Mohn of Bluffton, S.C.; a brother; three grandchildren; and two great-grandchildren.

— **Bart Barnes**

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name
Continuation SheetNumber 8 Page 4

A tribute to Kermit Mohn was also published by the Secretary of the Maryland Department of Disabilities in July 2011, in memory of Mr. Mohn [<http://www.mdod.state.md.us/News%20and%20Publications.aspx?id=2523>]:

MESSAGE FROM SECRETARY RAGGIO

Kermit Mohn, known as the champion of a barrier-free world, served as Chairman of the Montgomery County Commission on People with Disabilities from 1991-1994 and was later named Chairman Emeritus. Kermit was to turn 99 on July 17, 2011. His interest in accessibility began when his youngest son Eric sustained a spinal cord injury in a car accident in 1963 and became a quadriplegic. He had concern for his son and for others who would be challenged by inaccessible buildings and transportation.

His early work focused on working to convince Montgomery County to make its Ride-On buses accessible. At that time the County had only one accessible bus. As a result of his advocacy, Montgomery County had accessible buses in its fleet long before the requirements of the Americans with Disabilities Act. He worked for years with the State to install an elevator at the MARC station at the Rockville Metro which is used by so many today. Kermit's son Eric, a well-known artist who passed away in 2008, was the first student who was a wheelchair user to attend Montgomery College.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M

Name
Continuation Sheet

Number 8 Page 5Deed Record

<u>Liber/Folio</u>	<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>
T 90	1816	Harriet Williams	Upton Beall and wife
	1849	[wife]	Jane, Matilda, Margaret J. Beall
212/437	5/23/1910	Margaret J. Beall	Margaret S. Dawson, Priscilla B. Dawson, Mary K. Dawson Brooke
727/90	February 28, 1939 [with covenants: min.\$2500, no Negroes, not to persons whose death rate is higher than that of Caucasians]	Mary K. Brooke, Priscilla D. and Robert W. Farmer, Harry A. and Mary P.H. Dawson, James Dawson	John H. and Jane B. Markland
1026/209	June 26, 1946	John H. Markland and Jane B. Markland [part of divorce procedures]	Milton F. Clogg
1026/212	June 26, 1946	Milton F. Clogg	John H. Markland
2627/414	July 24, 1959	John H. and Helen Markland	Mayor and Council ROW
2657/477	September 4, 1959	John H. and Helen Markland	Kermit Brown and Evelyn H. Mohn [Evelyn H. passed away in 1999] [Kermit B. died in 2011]

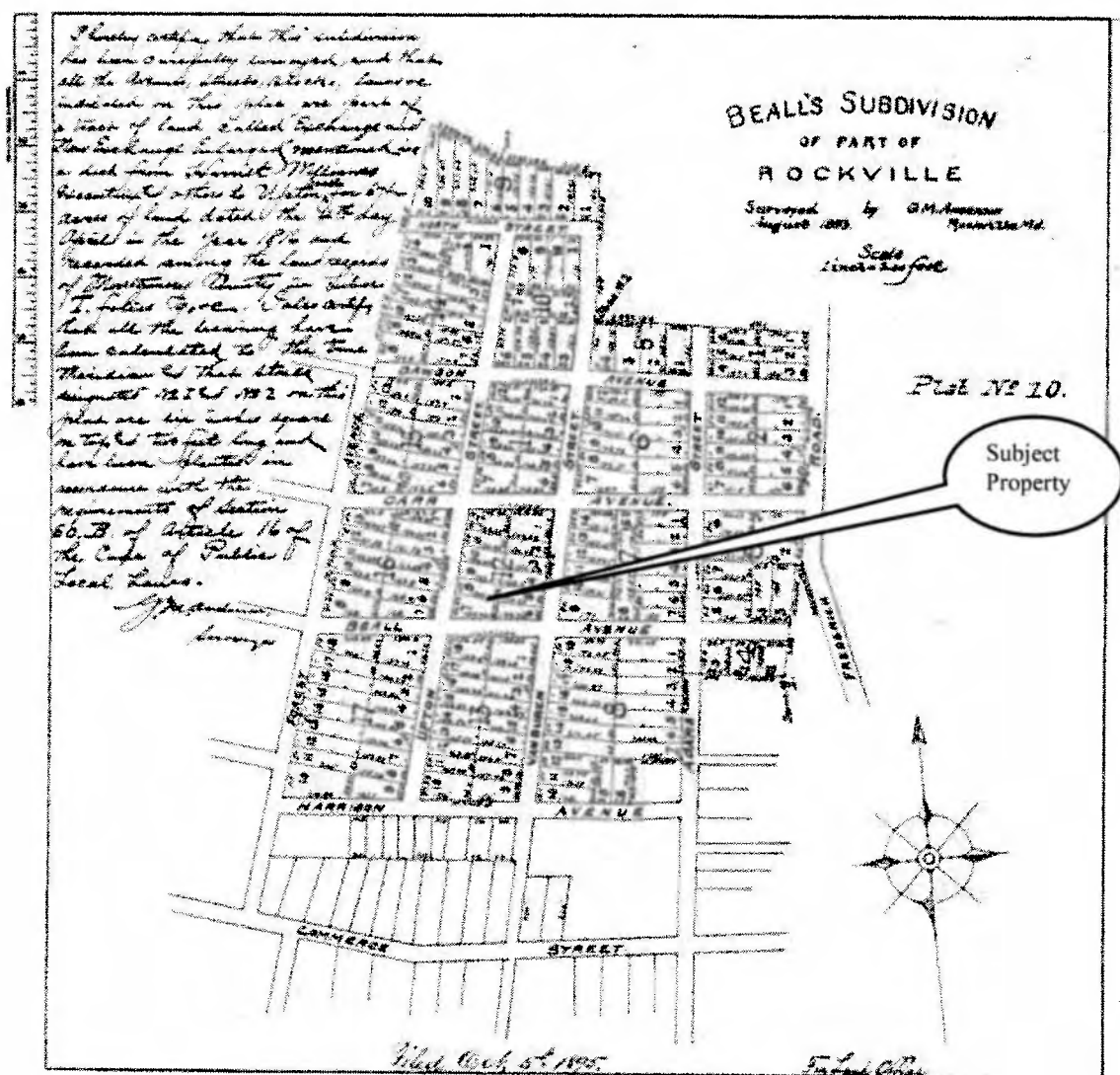
Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M

Name
Continuation Sheet

Number 8 Page 6



1893 Subdivision Plat

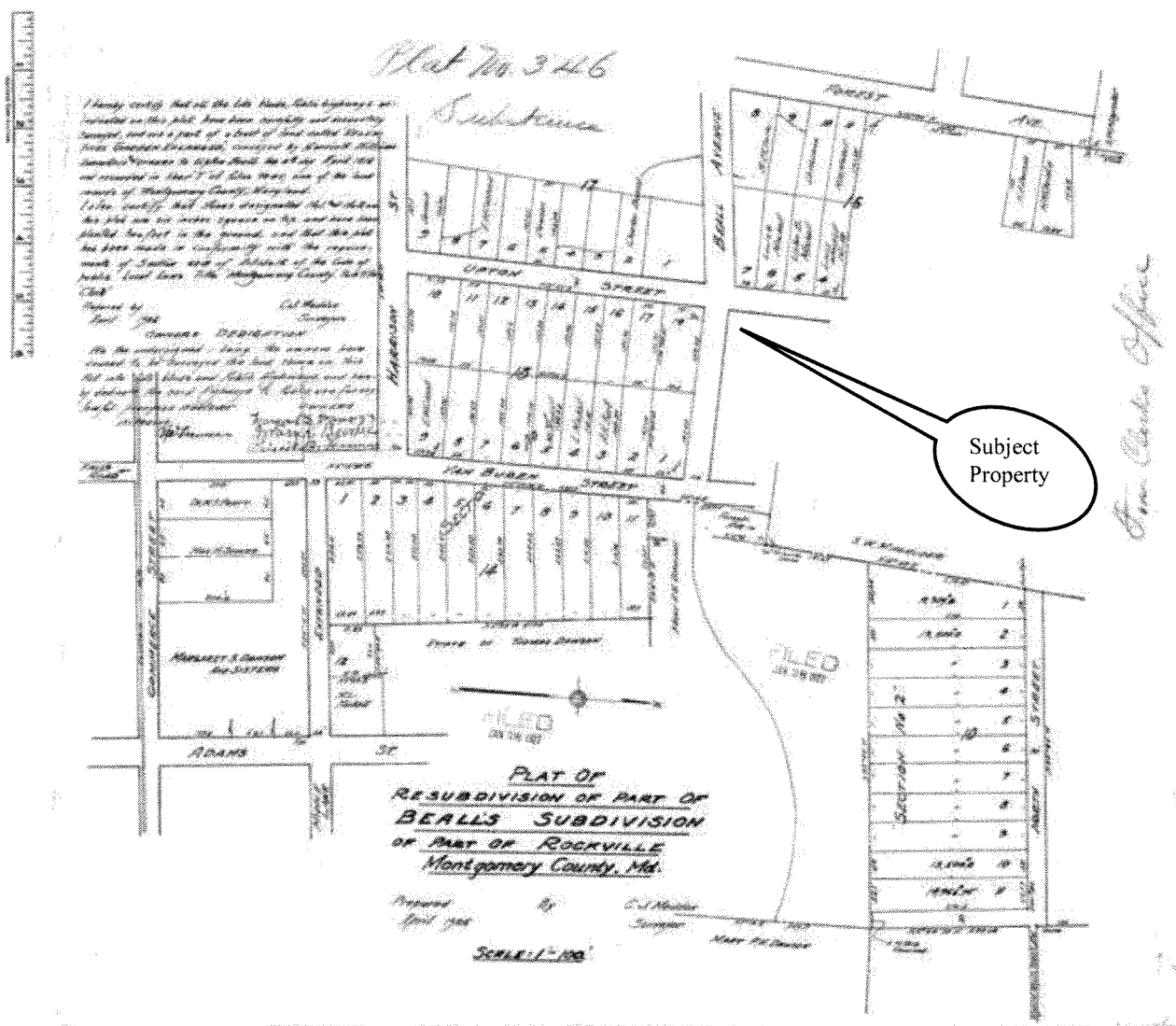
Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name _____

Continuation Sheet

Number 8 Page 7



1926 Subdivision Plat

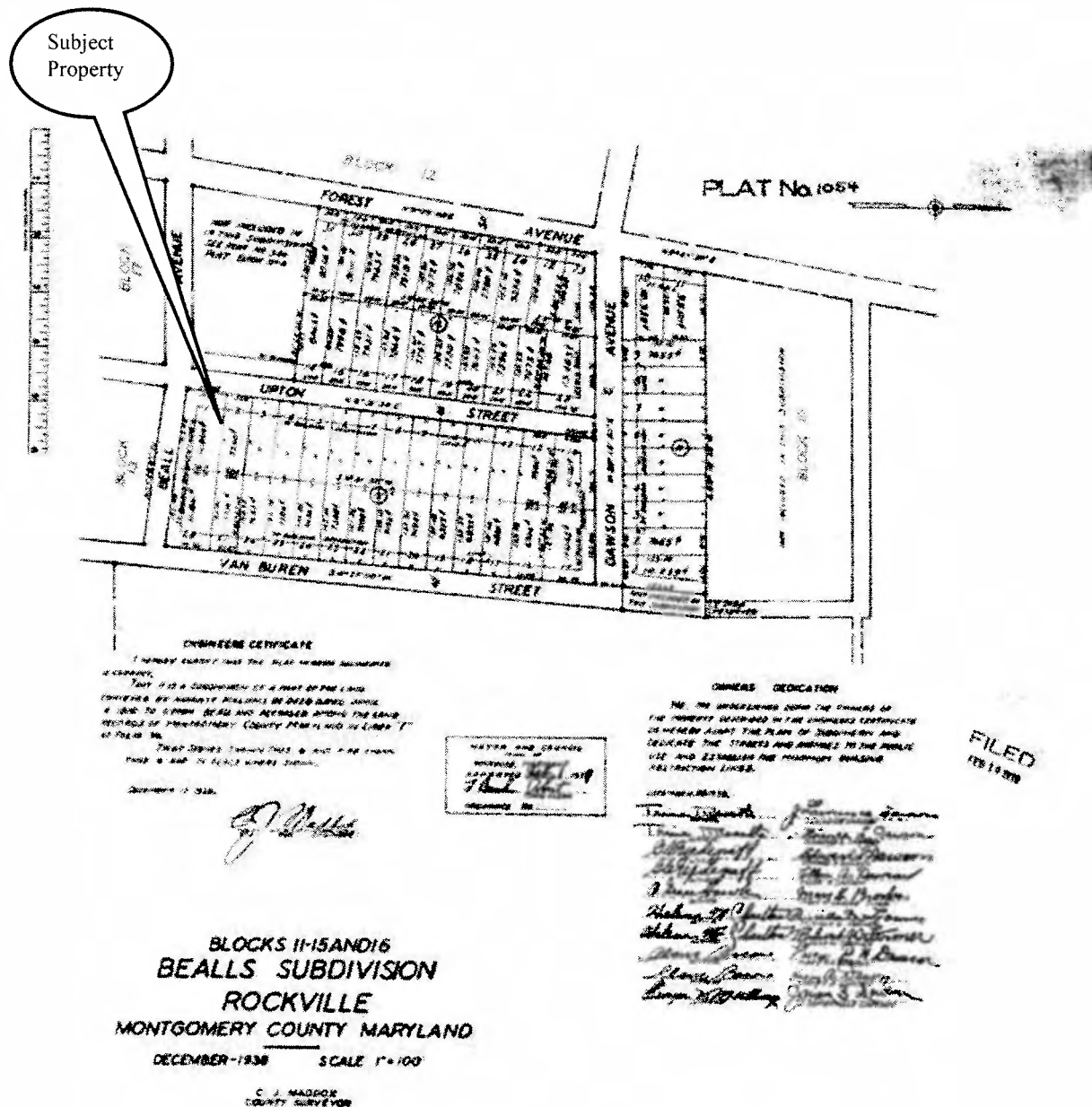
Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name _____

Continuation Sheet

Number 8 Page 8



9. Major Bibliographical References

Inventory No. _____

Eileen McGuckian, Rockville Portrait of a City, 2001.

Washington Post obituary (July 21, 2011)

Maryland subdivision plats

10. Geographical Data

Acreage of surveyed property 16,291 sf
 Acreage of historical setting 16,291 sf
 Quadrangle name _____

Quadrangle scale: _____

Verbal boundary description and justification

Beall's Subdivision Block 15, P1, Lot 2

11. Form Prepared by

name/title	Robin D. Ziek, Historic Preservation Planner		
organization	City of Rockville	date	12/8/11
street & number	111 Maryland Avenue	telephone	240-314-8236
city or town	Rockville	state	Maryland

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
 DHCD/DHCP
 100 Community Place
 Crownsville, MD 21032-2023
 410-514-7600

December 1, 2011

Ms. Robin Ziek
Historic Preservation Planner
City of Rockville


Dear Ms. Ziek,

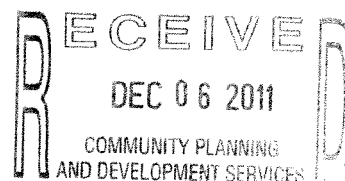
I do not plan to attend the public hearing on December 15, 2011 concerning the disposition of my Father's house at 201 Upton Street because of the distance from my home in South Carolina (575 Miles) to Rockville, Maryland.

My Father, Kermit Brown Mohn, died on July 3, 2011. He lived in the home for over 50 years, and spent many of his later years as an advocate for accessibility for people with disabilities to public facilities in the city and county. I see no need to maintain his home as a permanent monument to his legacy. His legacy is his work to improve the lives of people with disabilities.

As his personal representative and trustee for the Kermit Brown Mohn Revocable Trust in which the home is listed, I am in accord with the plan to demolish the house and the buyers plan to replace it with a new home that tastefully fits in with the style of the neighborhood. My hope is that this will result in improvement to the property and neighborhood.

Please proceed with the hearing and know that I fully support this effort.

Sincerely,

Kermit S. Mohn
Successor Trustee



HADLEY
215 Harrison Street
Rockville, Maryland 20850

December 7, 2011

Historic District Commission
111 Maryland Avenue
Rockville, Maryland 20850

And by e-mail: history@Rockvillemd.gov

Re: HDC2012-00558 Evaluation of Property for Demolition
Property: Kermit Brown Mohn House
201 Upton Street

Dear Mr. Chairman and Commissioners,

Please consider this letter in connection with the referenced matter regarding historic designation of the Kermit Brown Mohn house.

Our home at the intersection of Upton Street and Harrison Street is at the commencement of the 100 block of Upton Street. We were close friends with Kermit Brown Mohn (Kermit Mohn). We visited with him daily and had frequent meals with him for a number of years before his death on July 3, 2011, just two weeks before his 99th birthday. He was one of Rockville's oldest living citizens. We are very familiar with Mr. Mohn's house and with the unique collection of vintage Rockville homes that comprise the 100 block of Upton Street, up to and including Mr. Mohn's house.

In order that you and staff may have a fuller picture of the historic character of the Mohn house, we appreciate this opportunity to offer facts and our observations in the context of the Historic District Designation Criteria. We submit in this letter that this property is highly worthy of Historic District Designation because of its extensive historic and cultural significance in Rockville and beyond (see Historical and Cultural Significance, below) and critical anchoring of a significant Rockville Cape Cod architecture (see Architectural and Design Significance, below).

Level of Site Significance

The Mohn house is primarily a site of local significance. It is part of the heritage of classic Rockville cape cods first built along Upton Street in the 1940's. Although now situated at the beginning of the 200 block of Upton Street, at the time the Mohn house was built in 1944, Beall Avenue advanced from the west, ending at Upton Street, and did not extend across further toward Town Center. All of these homes were built on lots purchased from the Dawson family. Mr. Mohn well remembered that Beall Avenue was a gravel road which ended at his house when he and Mrs. Mohn purchased their home in 1950.

The significance of the site as the home of Kermit Brown Mohn and his family extends from the City level to the County, State and national levels.

1. Mr. Mohn served for fifteen years as a volunteer on the Montgomery County Commission on People with Disabilities, which he chaired from 1991 until 1994. He was later named Chairman Emeritus of the Commission. He was a tireless advocate for legislative and regulatory changes to recognize and protect the rights of persons with disabilities in public accommodations and in employment. As recently as February 2, 2010, Mr. Mohn was interviewed and quoted in a Montgomery County press release regarding the passage of the County hiring preference law (Bill 46-09):

"Since the 1980's, the County's Commission on People with Disabilities was advocating for greater employment of people with disabilities," said Kermit Mohn, who chaired the commission from 1991-1994. "I am happy to see that in my lifetime, this hiring preference is one giant step forward in righting the past, and still current, very high unemployment rate of disabled vets and people with disabilities." [Attachment 1]

In fact, Mr. Mohn was active in the getting Bill 46-09 enacted by the County Council. [Attachment 2]

2. In regard for and to memorialize Mr. Mohn's leadership on the Commission on People with Disabilities, one of the Pyramid Awards awarded annually and sponsored by the Montgomery County Executive and key Departments is the "Kermit Mohn Barrier-Free Design Award." [Attachment 3] The award is granted to a Montgomery County public or private facility that was built or renovated to provide access to persons with disabilities in accordance with the Americans With Disabilities Act. [Attachment 4]

3. In 2003, Mr. Mohn and his quadriplegic son, Eric Mohn, were awarded the Jane McIntosh Award by the Spinal Cord Injury Network in recognition of their advocacy for persons with disabilities. [Attachment 5]

4. Following Kermit Mohn's death, the Maryland State Department of Disabilities issued a statement noting further notable services and accomplishments of Mr. Mohn, including his early work in convincing Montgomery County to make its entire fleet of Ride-On buses handicapped accessible (previously, only one bus in the fleet was handicapped accessible) and his lengthy efforts with the State of Maryland that resulted in the installation of an elevator in the Rockville MARC station providing access to the train boarding level for persons with disabilities. [Attachment 6]

5. Mr. Mohn was a beloved sixth-grade mathematics and history teacher at Christ Episcopal School in Rockville for twelve years following his retirement from government in 1972. In morning walks through the neighborhood, former students driving by would stop to re-introduce themselves to Mr. Mohn and to fondly thank him for his kindly teaching ways. Even in the 2011 reunion of Christ Episcopal School faculty and employees, Mr. Mohn was fondly remembered and his good-natured portrayal of Honey-Bun in a school play was memorialized. [Attachment 7]

6. Kermit Mohn's achievements during his lifetime were not necessarily foreordained by his childhood. He and his brothers lived on a Lancaster County farm with their aunt and uncle during part of their formative years. Kermit's father was permanently absent from the family. There were plenty of chores and hard work. Kermit cared for livestock and drove horse-drawn equipment, such the mower that almost overturned when Kermit let a spirited horse run it through the creek that crossed the lane (about which Kermit and his uncle had a "meaningful conversation"). The Great Depression had fallen upon the Country when Kermit graduated from high school. Attending college was not an attainable goal - that is, not until a local pastor found sponsorship and scholarship resources for Kermit to attend Ursinus College, from which he graduated in 1933.

7. Mr. Mohn's wife, Evelyn Mohn, was a founding member, organizer and leader of the Rockville Women's Club, which provided outreach for women and community services. Evelyn Mohn was a nurse. Her talent, experience and dedication in this field largely contributed to the successful rehabilitation, education and re-dedication of Eric Mohn's life following his crippling accident, and to his ascent as an internationally known artist.

8. Mr. Mohn's son, Eric Mohn, is, in himself, a notable person. He resided in the Mohn house for much of his life. Following a tragic automobile accident when he was 16 that left him quadriplegic, Eric Mohn endured treatments, surgeries and

rehabilitation procedures to achieve a college degree, become a local business person and ultimately become a locally, nationally and internationally recognized and awarded watercolors painter - achieved by holding a paintbrush in his mouth. His works frequently feature rural scenes and they achieve unusual warmth in the intricate rendering of familiar objects such as baskets, trees, grasses, quilts and the maze of stonework in old home, barns and walls. Many originals and prints of Eric Mohn's works hang in Rockville homes and throughout the Washington Area; yet his works are equally known and displayed throughout the United States, Europe and Russia. Patrons of his works include Bob Levy (*Washington Post* columnist), the *Washington Post*, Marriot Corporation, Oliver Carr (real estate developer), Honorable James McAuliffe (Montgomery County Circuit Court), Sen. John Warner and Elizabeth Taylor. (Attachment 8) In the Moss International Art Exhibit (for artists with disabilities) held annually in Philadelphia and later Bryn Mawr, Pennsylvania, Eric Mohn's frequently was the winning submission, until, modestly, he declined further nomination in order to make way for other artists. Sadly, Eric Mohn passed away in 2008. Examples of his watercolors are in Attachment 9. For a fuller understanding of Eric Mohn's artistic achievement, including a video of him painting, please visit his website at ericmohn.com.

9. Among Eric Mohn's many notable works are the paintings of all of the Circuit Court Houses in Maryland, which were commissioned by Rockville attorney, James Sullivan and which now hang in the Jury Room of the Montgomery County Circuit Court House courtesy of Mr. Sullivan's donation of them in a well-attended ceremony in 2010.

10. Kermit Mohn was a member of Rockville Presbyterian Church from the time he and his family moved to Rockville in the late 1940's until the time of his death. Prior to moving to 201 Upton Street, Mr. Mohn and his family resided in a house directly across Montgomery Avenue from the church. Mr. Mohn and his wife served tirelessly in the various capacities of church service and committee responsibility for most of their lives in Rockville.

11. Mr. Mohn was an active and beloved member of the Rockville Senior Center, where he met Mondays, Wednesdays and Fridays for exercise and for his coffee group and, at the time of his death, he was the oldest living member of the Rockville Lions Club.

12. Kermit Mohn's work within the community following his retirement was a shadow of his work and energies as a labor economist, first for the Department of Labor, and beginning in 1950, as advisor and administrator of the national selective service system. He drafted portions of the national laws on the selective service during his time in the Department of Defense and he served as an advisor to the Government

of South Vietnam, during which service he made various trips to Southeast Asia. [Attachment 10]

13. It is significant that following Eric Mohn's accident in 1961, Kermit and Evelyn Mohn retrofitted the Mohn house to accommodate the full, comfortable and productive occupancy of it by a severely disabled person – Eric Mohn. These features of the Mohn House, including the first floor bedroom, sitting room, bath and access ramps, remain as hallmarks of their ingenuity in a period long before the ADA and the development of standards and products for handicapped access and use.

Condition of Structure and Site:

The basic mass and fenestration of the structure appear to be intact. The changes to the structure are the side addition that accommodated Eric Mohn's use and occupancy, a rear deck and ramp for Eric's access and a rear sun room (with HVAC) which served as a studio. The site appears largely preserved in lot(s) size, environmental character, trees, setbacks and streetscape (Beall Avenue was extended and paved and sidewalks have been added in recent years). A very large gum tree graces the northeast corner of the front yard and a large magnolia tree occupies a good portion of the rear yard adjacent to the back of the house, set back from Beall Avenue. The house is surrounded by mature plantings, including yews and azaleas. [Attachment 11]

Historical and Cultural Significance:

We believe that the Mohn house is a significant part of the history and culture of Rockville and of Montgomery County. It was a part of the Post-World War II development of West End neighborhood and particularly the vintage Cape Cod homes on the Dawson family properties that became Upton Street. There is substantial historic and cultural significance in the energetic social engagement and civic involvement exercised by the long-term residents of the Mohn house, namely Kermit, Evelyn and Eric Mohn, which typifies the mid-20th Century culture of leadership, service and achievement lived out by many of the residents of this stretch of Upton Street. The Mohn house bears the strong and lasting identity of the Mohns and their undeniable impact on improving the access, accommodations, employability and opportunity for achievement of persons with disability -- at all levels of our society, and particularly in Rockville, Montgomery County and the State of Maryland.

Architectural and Design Significance:

The Mohn house evidences and interprets the Cape Cod architectural style, reflective of colonial frame cottages in New England. Its slate roof and its lot placement are representative of the 1940's Cape Cod style that is prevalent in this Upton Street enclave. This is recognized in the inclusion of the Mohn house and several other Upton Street houses in the City's 2011 *Historic Buildings Catalog* (an update of the 1989 *Historic Buildings Catalog* which also included the Mohn house). (Attachment 12) Together, the Mohn house and its sister Cape Cods stand not unlike a grove of hallowed trees. The elimination of any one of them damages the whole. Without the whole, one cannot appreciate the subtle architectural variations and differences among them (fenestrations, doors, placement of openings, roof angles, brick patterns, elevations, etc.) that bespeak their particular cape cod style; and without the whole the architectural style they embody cannot be fully expressed, understood or appreciated. (Attachment 13)

The location and high visibility of the Mohn house at the corner of Beall Avenue and Upton Street make its presence particularly sensitive to preserving the architectural character of the adjoining Upton Street homes and the West End community. This is an area that is particularly vulnerable to "mansionization" - that is, the process in which older, smaller and architecturally related homes are demolished (cherry picked, as it were) and larger homes, the inconsistent scale and design of which diminish the neighboring homes, are imposed on the environment, the landscape (which frequently is voided of existing trees and plantings) and the viewscape. (Attachment 14) There is a growing culture that recognizes the negative impacts of mansionization. The City of Los Angeles has adopted legislation to limit those impacts through adoption of objective zoning standards. [Attachment 15]

Conclusion:

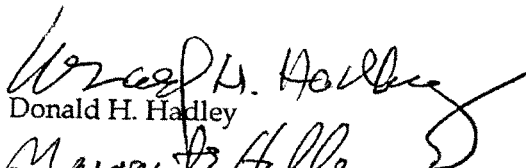
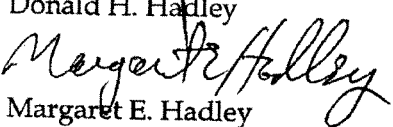
We may best grasp the intense historic, cultural and architectural value of the Mohn house by foreseeing that its erasure from the Cityscape would remove from public view and memory the house:

- In which the Mohn family pioneered, lived, and were widely recognized for the remarkable strides they achieved for the rights, conditions and achievements of persons with disabilities;
- The occupants of which exemplified the service and civic culture of Rockville citizens and leaders during their lifetimes;
- In which the widely recognized and acclaimed artist, Eric Mohn, overcame debilitating injury to become a locally-loved, world-class artist.

- In which lived a man whose decisions and administration greatly affected the lives of service-age men in this Country and in South Viet Nam during the 1960's and 1970's;
- That is a great example of Cape Cod architecture in general, and of the Rockville expression of that style among the 1940's vintage homes on Upton Street; and
- At the gateway to the Upton Street community and the West End that is an anchor for critically preserving the neighboring homes that are substantially reflective of Rockville community, culture and history.

George Washington did not sleep in the Mohn house (as far as we know), nor is it possessed of massive colonnades or verandas. What is worthy of its historic designation and preservation are its significance **historically and culturally**, because of the unusually accomplished and dedicated persons who resided there and their exemplification of what is the best of the cultural, social, artistic, political and historical heritage of Rockville and beyond; and architecturally because (1) it is an early model of accommodations for persons with disabilities and (2) the Cape Cod architecture it exemplifies and maintains, in conjunction with the neighboring homes on Upton Street and at the gateway to the West End community, is unique to its specific location and to the history of Rockville (and is vanishing under persistent attack and lack of understanding).


Respectfully Submitted,


Donald H. Hadley

Margaret E. Hadley


LIST OF ATTACHMENTS AND SOURCES

- Attachment 1: Kermit Mohn's quote regarding disabilities
(source: montgomerycountymd.gov – 2/2/2010)
- Attachment 2: Disability and Veteran Hiring Bill
(source: SEEDconnections – Summer 2010)
- Attachment 3: Pyramid Awards
(source: Montgomery County Press Release – 10/15/1996)
- Attachment 4: Kermit Mohn Barrier-Free Design Award
(source: Potomac Almanac – 11/1/2002)
- Attachment 5: Jane McIntosh Award
(source: Spinal Cord Injury Connection – December 2008)
- Attachment 6: Ride-on Bus and Rockville Metro – handicapped accessibility
(source: Department of Disabilities: Secretary Raggio – 7/26/2011)
- Attachment 7: Kermit Mohn as a teacher at Christ Episcopal School
(source: private album of a former faculty member)
- Attachment 8: Eric Mohn's art collectors
(source: Expressions of Mind by Rita L. Mohn)
- Attachment 9: Samples of Eric Mohn's watercolors
(source: photos from private collectors)
- Attachment 10: Kermit Mohn and the Selective Service
(source: Washington Post Obituary – 7/21/2011)
- Attachment 11: Photos of the Mohn house lot
(source: photos taken by the Hadleys)
- Attachment 12: Excerpt from the Historic Buildings Catalog
(source: Historic Buildings Catalog – 2011)
- Attachment 13: Photos of the Upton Street neighborhood
(source: photos taken by the Hadleys)
- Attachment 14: Photos of current mansionization in Rockville
(source: photos taken by the Hadleys)
- Attachment 15: Baseline Mansionization Ordinance – City of Los Angeles
(source: City of Los Angeles – Department of Planning – 4/1/2008)

Attachment 1



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Montgomery Council Unanimously Approves Bill Establishing Hiring Preference For People With Disabilities

- Release ID: 10-012
- Release Date: 2/2/2010
- Contact: Neil H. Greenberger 240-777-7939 or Jean Arthur 240-777-7934
- From: Council Office

Montgomery Council Unanimously Approves Bill Establishing Hiring Preference For People With Disabilities
County Bill 46-09 Creates What Is Believed to Be The 1st Local Legislation of Its Kind in U.S.

[Master Plans](#)
[Find Your Neighborhood's Plan](#)
[Great Seneca Science Corridor](#)
[White Flint Sector Plan](#)

- Council Grant Information
- 10-Yr. Transportation Plan
- Reports & Other Documents



ROCKVILLE, Md., February 2, 2010—The Montgomery County Council today unanimously approved Bill 46-09 establishing a "hiring preference" for the initial appointment of a person with a disability to a vacant County merit system position if the candidate is among the highest rated candidates in a normal competitive process. Councilmember Phil Andrews is the chief sponsor of the legislation, which is believed to be the first local legislation of its type in the U.S.

Councilmember Vice President Valerie Ervin and Councilmembers Roger Berliner, Nancy Navarro and Duchy Trachtenberg are co-sponsors of the bill. The Council pursued action on the issue following release of a report on the practices of the County government's hiring of persons with disabilities by the Office of Legislative Oversight (OLO).

Research by County Council staff has shown that Montana has statewide legislation similar to Montgomery's Bill 46-09, but has not identified any other local legislation that would provide hiring preferences for persons with disabilities.

"By any measure, the unemployment rate of people with disabilities far exceeds the unemployment rate of people without disabilities," said Councilmember Andrews. "To help address this,

Montgomery County has taken an historic step and sent a strong clear message to people with disabilities: If you can do the job, we want to hire you."

Bill 46-09 requires the County Executive to adopt regulations establishing and maintaining a hiring

preference for certain qualified persons with disabilities who apply for an initial appointment to a County merit system position. The preference applies to a person who is among the highest rating category in a normal competitive process.

"The Montgomery County Council should be applauded for their vision and commitment toward the hiring of individuals with disabilities in the Montgomery County government," said Mark Maxin, chairman of the Montgomery County Commission on People with Disabilities. "The bill passed today acknowledges the extraordinary service and sacrifice of our disabled veterans; that individuals with disabilities are a largely untapped pool of talent and ability that can perform a wide range of jobs, with or without reasonable accommodations; that the myths, fears, bias' and stereotypes associated with persons with disabilities can be far more limiting than the medical condition itself; and that such prejudice has served as a barrier to their employment. Accordingly, this bill provides a hiring preference to those individuals with disabilities, as defined in the bill, who compete for a job in Montgomery County government and, because of their excellent abilities and qualifications, are amongst the best-qualified applicants. This bill reminds us that each individual with a disability should be judged, not by their mental or physical impairment, but by their talent and ability to achieve. Next step is getting 'Schedule A' hiring flexibilities for people with disabilities seeking employment in Montgomery County government, like those in the federal government.

OLO's report "Hiring Persons with Disabilities: A Review of County Government Practices" was released in 2008. The Council's Management and Fiscal Policy Committee, which is chaired by Councilmember Trachtenberg, recommended 3-0 to establish the hiring preference. The committee also recommended amending the bill to place a veteran with a disability first in the order of preference and to give a veteran without a disability and a non-veteran with a disability an equal preference.

"Since the 1980's, the County's Commission on People with Disabilities was advocating for greater employment of people with disabilities," said Kermit Mohn, who chaired the commission from 1991-94. "I am happy to see that in my lifetime, this hiring preference is one giant step forward in righting the past, and still current, very high unemployment rate of disabled vets and people with disabilities."

The County's Office of Management and Budget said the bill will have little fiscal impact on the County.

employment NEWS

(article continued from front page)

Participants will report to NIH each weekday and attend an hour or two of classroom instruction led by an Iyomouni School educator. Following their class time, the youth will work in internship positions in a variety of departments throughout the Center. Each participant will have the opportunity to work in at least three distinct internships during the school year. The NIH Clinical Center is donating classroom and office space for the program and the support of their staff to create internships and facilitate success. SEEC is providing technical assistance, Job Coaches, and a Job Developer to "Iyomouni - Project SEARCH."

This is the first time the Project SEARCH model has been replicated with an adult provider partnering with a private school and a federal government agency. The program will continue in the 2011-2012 school year with 12 new participants.

For more information about the Project SEARCH model, visit www.projectsearch.org.

Leggett Signs Disability and Veteran Hiring Bill Into Law

February 18, 2010 was an historic day for veterans and members of the disability community in Montgomery County when County Executive Isaiah Leggett signed Bill 46-09 into law. The Bill establishes preference for veterans and people with disabilities for vacant County merit system positions when those candidates are among the highest rated through a normal competitive process. The new law alters an existing hiring preference for veterans, giving the same advantage to people with disabilities. It also creates a new classification: veterans with disabilities.

SEEC's executive director, Karen Lee, testified on the bill and worked with Kermit Mohr, former chair on the Commission on People with Disabilities, the current chair, Mark Maxin, and others to get the bill passed. Montgomery County Council Members Phil Andrews and Duchy Trachtenberg strongly advocated for this legislation and were key in getting the bill signed into law.

CPSC Receives Disability Hiring Award

The Consumer Protection and Safety Commission received the Disability Hiring Award from the Montgomery Workforce Investment Board at its award breakfast, held at the Bethesda North Marriott Conference Center.

SEEC was honored to nominate CPSC based on its long-standing history of hiring individuals with disabilities as valued members of their staff. Creating a diverse workforce is a priority at CPSC, including the hiring of individuals with disabilities.

Currently there are 17 people on staff who have disabilities working at all levels and in a variety of departments including administrative, clerical, professional, and technical positions.

Two SEEC consumers, Kirsten Davidson and Laura Kuster, have worked at the CPSC for over 15 years. Although they started as unpaid interns, they were ultimately hired into paying part-time positions based on their job performance. Since then Kirsten and Laura have received numerous promotions and pay increases.

CPSC also accommodates MCIT's students with significant disabilities to complete several months of work trials in their offices. These employees provide various types of clerical support for the office including putting together packets, assisting with mailings, and data entry. They are integral members of CPSC's workforce.

Maryland Department of Disabilities Employed Individuals Program

People who work and have a significant disability may qualify for the Employed Individuals with Disabilities program which extends Medical Assistance health benefits to state residents.

The program is designed to provide individuals with disabilities the choice to work while receiving Medical Assistance. The program is income based. For additional information please call 443-514-5034/1-800-437-4113 by or email mdid@mdod.state.md.us

Area Nonprofits: Need Help? If So, Give Us a Call!



David Glickman, supervisor of the Disability Training and the community center.

The men and women of SEEC are willing and able to volunteer their talents to help your nonprofit achieve goals while keeping expenses down. From stuffing envelopes, to stocking shelves, giving love and care to animals, or dialing out meals to the homeless, the people of SEEC are happy to give back to the community through volunteerism. Not only can they provide you with extra hands to accomplish your mission, but while they are helping you, you are helping them! Volunteer work gives people with developmental disabilities opportunities to hone their job skills and contribute to the community.

This fall, with the support of The Special Hope Foundation, SEEC will conduct an outreach program to increase awareness among the nonprofit sector about the abilities and assistance adults with disabilities can lead to organizations helping others in need.

If your nonprofit needs a helping hand, please call Steve Blanks, SEEC's Director of Vocational Services. He will match your needs with the perfect candidate to get the job done. Steve can be reached at 301-576-9025 or ablanks@seeconline.org.

Here's a partial listing of nonprofits reaping the benefits of SEEC volunteers:

Association for Anxiety Disorders
Bethesda Soup Kitchen
Goodwill Industries
Foulhill Nursing Home
Habitat for Humanity ReStore
Suburban Hospital
Springvale Assisted Living
Washington ArtMural
Rescue League
YMCA of Silver Spring

SEEC Turns Out to Speak Up at Town Hall Meetings



SEEC staff members at a town hall meeting.

This past fall, The Maryland Developmental Disabilities Coalition held a series of Town Hall meetings throughout the state for the disability community to voice opinions regarding proposed budget cuts to services for adults with developmental disabilities. The meetings also provided opportunities to educate elected officials of the need to provide services to thousands of Marylanders on the waiting list to receive residential services.

More than 400 family members, people with disabilities, service providers, staff, and advocates attended the meeting held in Montgomery County. We thank SEEC staff, participants, Board members, and families for attending the meeting and dedicating their time to be heard on such important matters. We also thank SEEC's Director of Community Living, Franline Wallace-Barrow for representing SEEC at the meeting held in Calvert County and Greg Gamble, SEEC's Resource Director, for attending the meeting held in Hagerstown.

SEEC staff members at a town hall meeting.

Katie Hussey Gildenhorn



Katie Hussey Gildenhorn at a town hall meeting.

Katie Hussey Gildenhorn was recognized for her volunteer contributions by Suburban Hospital at a three-course luncheon held at the Bethesda Marriott in April. Katie started volunteering at the hospital in November of 2004. She provides help as a clerical assistant working two days a week for three hour shifts. Katie helps with collating, marketing materials and performing other clerical tasks. Katie, who has been married for two years, requires little assistance on the job from SEEC. Her friends and colleagues at work give her the little support she needs to do a great job!

employment NEWS



SEEC

SEECConnections

SEEC Marks First Year Anniversary of Full Community Inclusion

It's been over a year since SEEC closed the Rockville facility that served as the hub for vocational and day supports for over 100 individuals. Since April 1, 2009, these men and women spend their weekdays in the community, working, volunteering and participating in educational and recreational activities.

This significant accomplishment was made possible by the creative work of our staff and income received from grantmakers, individual contributions, special events, and other fundraising programs. We give sincere thanks to our supporters for enriching the lives of SEEC participants, evidenced in photos and stories throughout this newsletter.



SEEC Partners with Ivy Mount School to Create Internships for Transfiling Youth

Eight Ivy Mount students who are in their last year of post-high school and four transfiling youth receiving services from SEEC will participate in a unique internship program modeled after the successful Project SEARCH at Cincinnati Children's Hospital. Through collaboration among SEEC, The Ivy Mount School, and the National Institute of Health's Clinical Center, a minimum of 12 internships will be created to provide intensive on-the-job learning opportunities that hold the possibility of becoming long-term paid employment in "Innovative Practices for program success."

The aim of this model is to provide students with a seamless transition to adult services.

Story continues on page 4...

SEEC's Community Living Program

At the closing of the Great Oaks Institution, Karen created SEEC's Community Living Program by providing community-based supports to some of the facility's most challenging residents. Our Community Living program now supports 34 men and women in townhouses and apartments throughout Montgomery County.

Responding to the needs of families, Karen identified funding resources that enabled SEEC to expand its day supports from four to eight hours each weekday.

Story continues on page 6...

20 Years of SEEC Leadership

Karen J. Lee

In January of 1990, Karen J. Lee took the position of executive director for a small nonprofit, supported Employment Enterprise Corporation, now called SEEC. Working out of borrowed office space at the Arc of Montgomery County, Karen and a staff of three provided employment supports to ten individuals. Today SEEC operates out of the building it owns in Silver Spring, has more than 180 employees, and provides employment, educational, recreational, and residential supports for more than 160 adults.

At the closing of the Great Oaks Institution, Karen created SEEC's Community Living Program by providing community-based supports to some of the facility's most challenging residents. Our Community Living program now supports 34 men and women in townhouses and apartments throughout Montgomery County.

Responding to the needs of families, Karen identified funding resources that enabled SEEC to expand its day supports from four to eight hours each weekday.

Story continues on page 6...

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Robert Kasper
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Kathleen Mendenhall
Tom Schaeferberger
Jeff Walsh

Executive Director
Karen J. Lee

SEEC is a nonprofit organization dedicated to providing persons with disabilities with employment and training opportunities. SEEC's mission is to help individuals with disabilities become self-sufficient and to work in the community through individualized advocacy and support.

Editor
Cathy Bricker
Loretta Gladstone
Editorial Board

Associated for Developmental Disabilities Program Services

Attachment 3

mh/pyr.pr

96-353

Contact: Betsy Luecking, 301-217-1256

COUNTY HONORS EMPLOYERS
AT 10TH ANNUAL PYRAMID
AWARDS CEREMONY

For Immediate Release: October 15, 1996

Fourteen public and private employers and individuals were honored today for outstanding leadership in hiring and promoting persons with disabilities at Montgomery County's 10th Annual Pyramid Awards ceremony.

The ceremony, held at the DoubleTree Hotel in Rockville, included remarks by Montgomery County Executive Douglas M. Duncan, County Council President Gail H. Ewing and Superintendent of Public Schools Paul Vance. More than 175 persons attended the event, which featured award presentations and a keynote address by Peggy Mastroianni, associate legal counsel for the Federal Equal Employment Opportunity Commission.

More than 55 nominations were received for the eight individual award categories for both public and private employers. Presentations were made for Employer of the Year, Supervisor of the Year and Best Integrative Employment Project.

In addition, four special awards -- The Virginia C. Andary Award, the Margit Meissner Excellence in Transition Award, the Cory Moore Memorial Award, and the Kermit Mohn Barrier-Free Design Award -- were also presented at the ceremony. The Virginia C. Andary Award provides financial assistance for persons with disabilities to join or continue employment. The Margit Meissner Excellence in Transition Award recognizes a professional or volunteer who contributes to the successful transition from school to work for one or more Montgomery County Public School student with disabilities. The Cory Moore

-more-

PYRAMID AWARDS

2-2-2-2

Memorial Award is given to a parent who has displayed extraordinary commitment to preparation and employment of people with disabilities. The Kermit Mohn Barrier-Free Design Award is awarded to a local business that has recently completed a construction project which has improved the quality of life for persons with disabilities.

Honorees for this year's awards included the following:

Employer of the Year with more than 200 employees

Private: Booz, Allen & Hamilton, Crystal City, VA

Employer of the Year with less than 200 employees

Private: Children In The Shoe, Inc., Chevy Chase, MD

Employer of the Year with more than 100 employees

Public: Montgomery County Public Schools, Rockville, MD

Employer of the Year with less than 100 employees

Public: Montgomery County Office of Human Resources,
On-The Job Training Program

Best Integrative Employment Project

Private: Taco Bell, Gaithersburg, MD

Provider Agency: Lt. Joseph P. Kennedy Institute, Rockville, MD

Supervisor of the Year

Private: Lee Ettman, ChildKind, Inc., National Institutes of Health,
Bethesda, MD, and

William Woodroff, Wildcat Spring Farm, Clarksburg, MD

Public: Ann Montalbano, National Injury Information Clearinghouse,
U.S. Consumer Product Safety Commission, Bethesda, MD, and

Todd Stevenson, Deputy Secretary, U.S. Consumer Product
Safety Commission

-more-

PYRAMID AWARDS

3-3-3-3

Margit Meissner Excellence in Transition Award

Shawn Lattanzio of Silver Spring, MD and Vanessa Redd of Gaithersburg MD

Virginia C. Andary Award

Kemal Benyounes of Kensington, MD

Cory Moore Memorial Award

Jane Gridley of Silver Spring

Kermit Mohn Barrier-Free Design Award

Borders Books & Music, Gaithersburg, MD

The Pyramid Awards are sponsored by the Montgomery County Executive
along with the Department of Health and Human Services, the Office of Human
Resources, Committee on Employment of People with Disabilities and the
Commission on People with Disabilities.

#

Return to Montgomery County Press Releases Page.



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Attachment 4

Potomac ALMANAC

Annual Pyramid Awards

Friday, November 01, 2002

SHARE

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Fifteen businesses and individuals were honored last week for their efforts to promote the full inclusion of people with disabilities, and the spirit of the Americans with Disabilities Act at Montgomery County's 16th Annual Pyramid Awards Ceremony. The ceremony, held at the Bethesda Marriott, included remarks by Dr. Gail Street, U.S. Sen. Barbara Mikulski, U.S. Rep. Connie Morella, county councilmember Michael L. Subin, chief of staff for Montgomery County Public Schools Dr. Frieda K. Lacey, and TransCen boardmember Dr. Judy Shanley. More than 180 people attended the event, which featured award presentations and a keynote address by Charles L. Short, Secretary for Social Concerns, Archdiocese of Washington.

* The Margit Meissner Excellence in Transition Award, awarded to Karla Nabors, director of the Montgomery College Graduate Transition Program, Takoma Park, recognizes a professional or volunteer who contributes to the successful transition from school to work for one or more Montgomery County Public school students with disabilities.

* The Cory Moore Advocacy Award, won by Susan Hartung, Bethesda, is given to a parent who has displayed extraordinary commitment to the preparation and employment of people with disabilities.

* The Betty Ann Krahnke Assistive Technology Awards recognizes a person with a disability who is a MCPS student, college student and an employee who demonstrates exemplary use of assistive technology to access communication and curriculum. Vy Pham, of Gaithersburg, won the award for public school students; Mu Shi (Catherine) Fang, of Rockville won the award to college students; and Philip Weeda, of Chevy Chase, won for employees.

* The Virginia C. Andary Award provides financial assistance for people with disabilities to join or continue employment. Marilyn Johnson, Montgomery Village, was this year's recipient.

* The Outstanding Professional Serving the Disability Community Award, won by Hedy Peyser, Rockville, is given to an outstanding professional who has consistently, creatively and effectively contributed toward creating opportunities for people with disabilities in the community.

* The Customer Service Award, won this year by Dr. Robert S. Morgenstein, D.M.D. of Rockville, is given to an individual or business that has demonstrated an outstanding record of providing customer service to people with disabilities in the past year.

* The Kermit Mohn Barrier-Free Design Award is awarded to a public or private facility located in Montgomery County that has been newly built or renovated to meet the access needs of people with disabilities in accordance with the Americans with Disabilities Act. This year, the Fairland Community Recreation Center in Burtonsville received the honor.

* The Best Practices in Employment Award, won by Maisel-Hollins Development Company, Silver Spring, is presented to an employer with less than 200 employees and to one with more than 200 employees that has demonstrated an outstanding record of employing or training individuals with disabilities who work or live in the county.



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Attachment 5

From Spinal Cord Injury Connection - December, 2008

Remembering Our Friend Eric Mohn

The early years of the Spinal Cord Injury (SCI) Network were defined by a great deal of work done by Eric Mohn. Eric, a quadriplegic, died Nov. 25 due to complications with his paralysis. He was 63. In 1963, he was in an automobile accident that resulted in a high level neck injury. After years of treatment, surgeries and rehabilitation, he continued his schooling and graduated with a degree in business administration from St. Andrew's College in North Carolina.



After his schooling, Eric became interested in painting. Having no use of his hands, he used a paint brush by holding it in his mouth. After 30 years, he had won numerous awards for his watercolor landscapes and still lifes. Eric's customers were people from throughout the US, but also parts of Europe, including Russia, Holland and England. His fans included household names such as Elizabeth Taylor, Marriott Hotels and The Washington Post. At one time, the US State Department bought his prints.

In order to find out more about Eric's paintings go to www.ericmohn.com to view his paintings and likely find the perfect Christmas gift for a friend.

Eric was an advocate for people with disabilities and served as a board member and President of the Spinal Cord Injury Network during the 1980's and into the 1990's. In 2003, Eric and his father Kermit, were awarded the Jane McIntosh award by the Network for their great work as advocates for people with disabilities.

Eric is survived by his wife, Rita; his father, Kermit; his brother, Stephen and other loving family members. We send out our deepest condolences to them all.



IN THE COMMUNITY

JULY 2011

Martin O'Malley, Governor • Anthony G. Brown, Lt. Governor
Catherine A. Raggio, Secretary • George P. Failla, Jr., Deputy Secretary

News and Publications

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- [Mark Your Calendar](#)

MESSAGE FROM SECRETARY RAGGIO

In the first six months of 2011 we lost two strong and effective advocates for people with disabilities. Bill Lee, a resident of Bowie, passed away in February, and in early July, we learned that Kermit Mohn of Rockville had left us, as well. Each of these gentlemen made significant contributions within their respective communities to advancing the full participation of their fellow citizens with disabilities.

Bill Lee was born with cerebral palsy and experienced significant difficulty with both mobility and communication throughout his life. He was a graduate of the University of Wisconsin at Madison and a dedicated employee of Northrop Grumman Technical Services for more than 30 years.

Bill served on numerous committees and boards in Prince George's County. He was a founding board member of Independence Now, the center for independent living serving Montgomery and Prince George's counties. In his 14 years on the Board, he held several positions, including President and Treasurer. Bill became an expert on the transportation requirements of the ADA and on county zoning requirements, then used his considerable knowledge to advocate for all people with disabilities. He served on the WMATA Elderly and Handicapped Advisory Committee and the Metro Access Paratransit Subcommittee. He served on the High School/High Tech-NASA/Prince George's and Montgomery Counties United Cerebral Palsy Project Advisory Committee, as well as the Project Empower - Private Industry Council Advisory Committee. He also served on the Maryland Technology Assistance Program's Advisory Committee.

Kermit Mohn, known as the champion of a barrier-free world, served as Chairman of the Montgomery County Commission on People with Disabilities from 1991-1994 and was later named Chairman Emeritus. Kermit was to turn 99 on July 17, 2011. His interest in accessibility began when his youngest son Eric sustained a spinal cord injury in a car accident in 1963 and became a quadriplegic. He had concern for his son and for others who would be challenged by inaccessible buildings and transportation.

His early work focused on working to convince Montgomery County to make its Ride-On buses accessible. At that time the County had only one accessible bus. As a result of his advocacy, Montgomery County had accessible buses in its fleet long before the requirements of the Americans with Disabilities Act. He worked for years with the State to install an elevator at the MARC station at the Rockville Metro which is used by so many today. Kermit's son Eric, a well-known artist who passed away in 2008, was the first student who was a wheelchair user to attend Montgomery College.

All of us who had the pleasure of knowing Bill Lee and Kermit Mohn are deeply saddened by their passing. Although neither Bill nor Kermit can be replaced, it is incumbent upon all of us to either step up our advocacy efforts in their memory or, for those who have yet speak out, begin doing so.

[Back To Top](#)

ADA CELEBRATION

On July 26, 2011, Marylanders from across the State will join in the statewide celebration of the 21st Anniversary of the Americans with Disabilities Act (ADA). Held at the Clarice Smith Performing Arts Center at the University of Maryland College Park, the event will focus on how far society has come in promoting the rights and community inclusion of people with disabilities in their efforts to lead productive, meaningful and independent lives.

Attachment 7



14 • Art vs. The Work Ethic

"painting is a hobby—child's play—not to be taken seriously and definitely not work."

Work next meant getting involved in causes that benefited the disabled. Eric met Beverly Price, the mother of a son with Cerebral Palsy. She was determined to find a place where her son and others with severe disabilities could live independently. Beverly's vision was the creation of a group home, where several adult caregivers would be available when needed, and she had two-fold plan to raise money. Buy dilapidated houses, restore them with donated money and resell them. Collect donated items that could be sold at yard sales.

Putting her plan into action, Beverly formed an organization called Independent Living for the Handicapped (ILH). Support for this grass-roots organization grew. An estimated 150 members held monthly meetings, reporting on progress and brainstorming new ideas. Beverly made another smart move. She put Eric in charge of fundraising, and Eric went right to work. He contacted large corporations and asked for assistance, raising \$50,000 in the first year. The City of Washington, DC, donated a plot of land which covered a quarter of a block. On this land ILH built an apartment building that included 12 units as well as the ILH offices and meeting room. In addition, a house on Chesapeake Street, NW, was restored and expanded by a three bedroom addition.

After six years of involvement with ILH, Eric turned again to his art. In 1979 he entered his first major art show, the Moss International Art Exhibit. This is a show for artists with physical disabilities held in Philadelphia. To his surprise, he won first prize. From then on, he entered the show annually, continued his first-prize winning streak, and began to develop a following in the Philadelphia area.

Lois Levy, Art Director at Moss, became an ardent supporter of Eric. When she relocated many years later to Bryn Mawr Rehabilitation in Malvern, PA, she invited Eric to move there with her. Eventually Lois became the Art Director at Princeton. Eric and Lois are still involved in annual art shows.

Expressions of Mind

Attachment 8

Art vs. The Work Ethic • 15

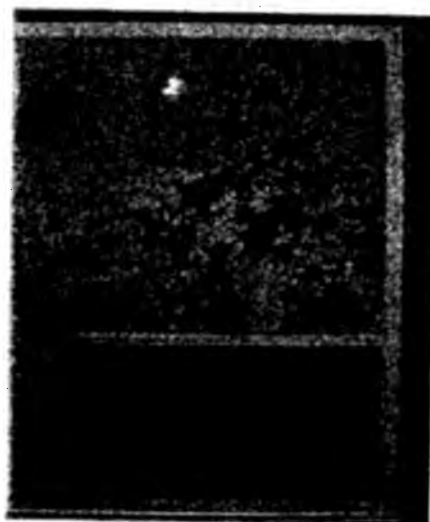
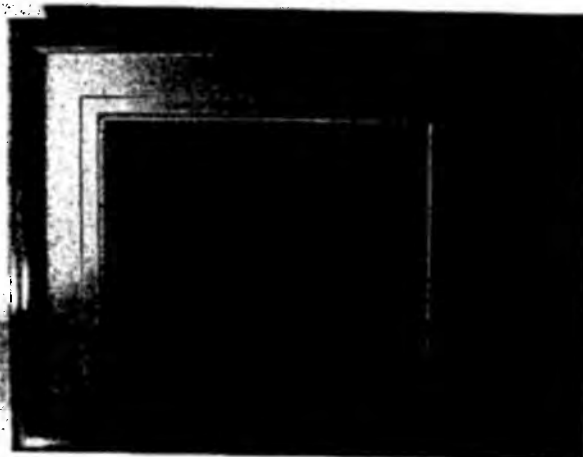
Receptions held at the openings of art shows are elegant events and Eric has enjoyed many over the years. There his art is usually the first to sell because his subjects are realistic and simple. People are drawn to what feels familiar, and Eric creates images that reflect the way of life on the East Coast. People who were born and grew up on the East Coast, and now have moved else where, often buy Eric's art so that they can take scenes and memories from their early days with them.

Eric's art has wide appeal and wide acceptance on its own merit—even when the story behind his art is not known. There was the time Eric participated in a show sponsored by the Potomac Art League. Near the end of the event, the woman seated next to Eric—who had also been chatting with him earlier—said to him, "Please excuse me, I need to announce the winner." She got up and announced, "First prize goes to Eric Mohn for his painting Connecticut Avenue Bridge. But I don't believe Mr. Mohn is with us today so we will present his award later." This amused Eric to no end. That very same lady who had been conversing with him earlier was not aware that Eric, the man in the wheelchair, was the artist who had just won first prize! That particular winning painting was purchased by Bob Levy, columnist for the Washington Post. Currently, the Washington Post has three original paintings in its offices, as does the Marriott Corporation in Bethesda, MD.

Along the way, there have been unexpected perks for Eric. Oliver Carr, a successful builder and real estate developer in Washington, DC, who had been a loyal supporter of IHL became loyal supporter and collector of Eric's art. Montgomery County Circuit Court Judge, The Honorable Jim McAuliffe, was so impressed by Eric's art that he displayed it in his courtroom. He used it for motivation, pointing to it and admonishing young people who appeared before him that they should be ashamed—if Eric with his disability could make something of his life—what excuse could they possibly have for standing in front of him. Perhaps the "sweetest" perk of all came when Senator John Warner, during the time of his marriage to Elizabeth Taylor, commissioned Eric to paint a picture of their home in Middleburg, Virginia. The memory of a kiss by Elizabeth is something Eric will always savor.

Attachment 9

Eric Mohn's Watercolors



Attachment 10

Kermit B. Mohn, labor economist

Text Size | Print | E-mail | Reprints

Published: July 21

Kermit B. Mohn, 98, who retired in 1972 as a labor economist in the office of the secretary of defense, died July 3 at Shady Grove Adventist Hospital in Rockville after a heart attack. He was a Rockville resident.

After retiring from federal service, Mr. Mohn was a sixth-grade mathematics and history teacher for 12 years at Christ Episcopal School in Rockville. He later served for 15 years as a volunteer with the Montgomery County Commission on People with Disabilities.

Kermit Brown Mohn was born in Fredericksburg, Pa. He graduated from Ursinus College in Pennsylvania in 1933, then for 15 years worked as an economist with the Bureau of Labor Statistics. He headed BLS offices in Philadelphia and New York.

In 1950, Mr. Mohn moved to the Washington area and began working for the Defense Department. His duties included drafting portions of selective service bills and advising the government of South Vietnam on the administration of a military draft system.

In 1963, one of Mr. Mohn's sons, Eric, was paralyzed from the neck down in an auto accident.

Kermit Mohn became an advocate for persons with disabilities and in 1992 received an award from the city of Rockville for his efforts to improve the lives of disabled persons. He also received awards from Montgomery County and the state of Maryland for work on behalf of the disabled.

He was a member of Rockville Presbyterian Church.

His wife, Evelyn Hoffman Mohn, died in 1999. Eric Mohn died in 2008.

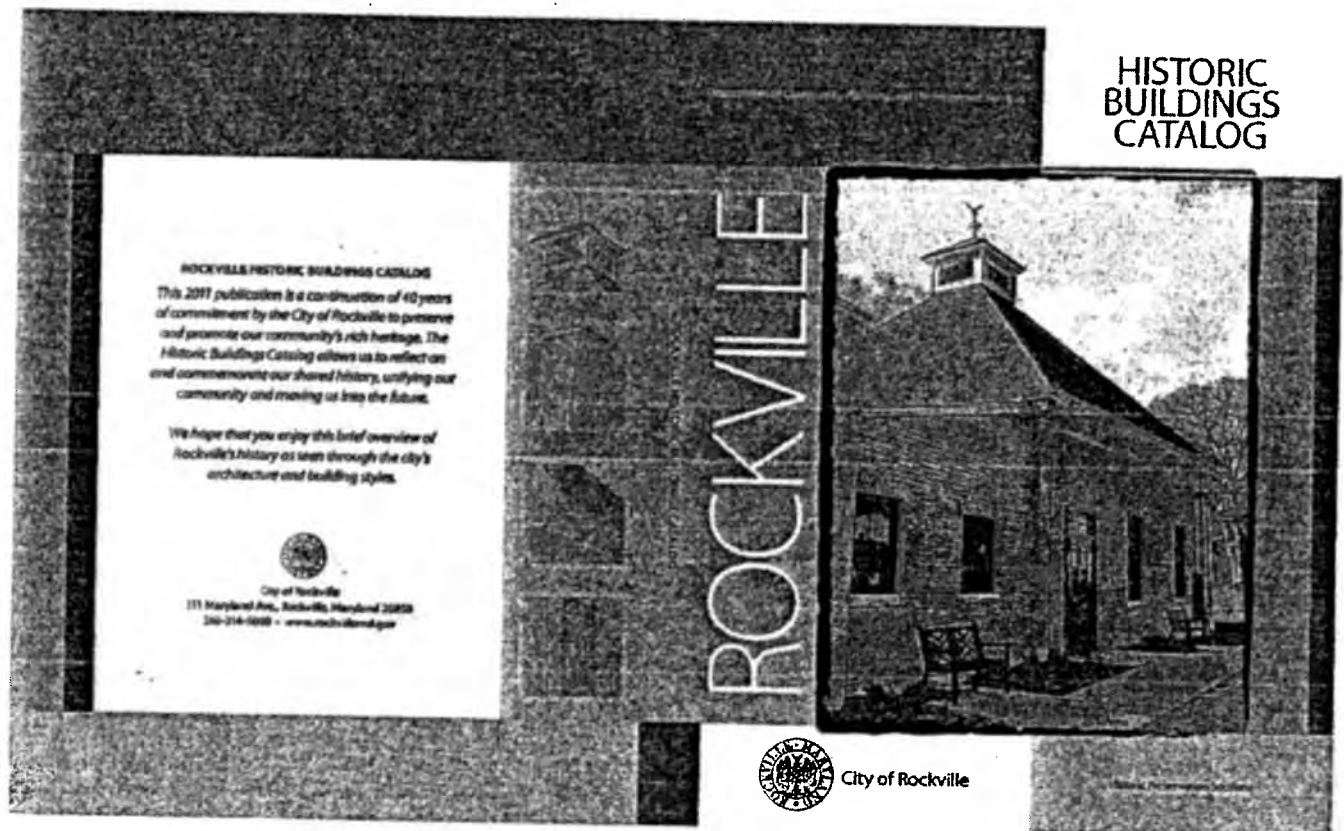
Survivors include a son, Kermit S. Mohn of Bluffton, S.C.; a brother; three grandchildren; and two great-grandchildren.

— Bart Barnes

Attachment 11: Mohn's House Lot



Attachment 12



City of Rockville



213 Lincoln Ave.

1920

CAPE COD (1930-1950)

Cape Cod style houses are one or one-and-one-half stories high, loosely modeled after the frame cottages built in colonial New England. The gable roof with dormers, symmetrical façade, and adorned entrance such as the house at 9102 Darnestown Road, built circa 1934, and the house at 108 Upton Street, built circa 1942, characterize Cape Cod houses in Rockville.



204 N. Horners Ln.

1928



20 Thomas St.

1930



210 N. Horners Ln.

1933



9102 Darnestown Rd.

1934

90

Department of Community Planning and Development Services

Historic Buildings Catalog

Cape Cod, continued



216 Monroe St.

1938



107 Upton St.

1939



147 S. Adams St.

1939



1004 Crawford Dr.

1940



809 Gail Ave.

1940



908 Lewis Ave.

1940

91

Historic Preservation Section

Historic Buildings Catalog

Cape Cod, continued



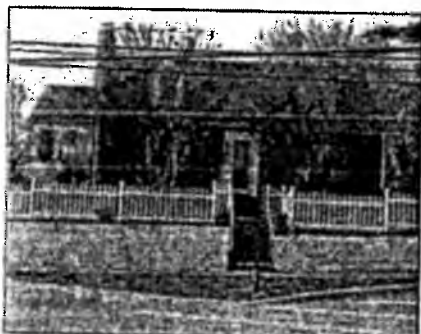
310 Reading Ave.

1941



303 Potomac St.

1941



25 Williams St.

1941



202 Baltimore Rd.

1941



108 Upton St.

1942



218 Monroe St.

1942

93

Historic Preservation Section

Historic Buildings Catalog

Cape Cod, continued



915 Crawford Dr.

1944



201 Upton St.

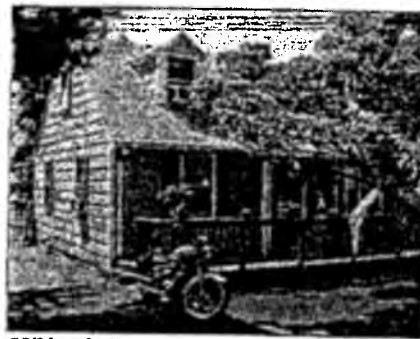
1944



306 Grandin Ave.

1945

A second type of Cape Cod, with full-width front porches, were a common occurrence in East Rockville, like the house at 1007 De Beck Drive built circa 1941 for Thomas deBeck, the first developer of the Rockcrest subdivision.



927 Lewis Ave.

1940

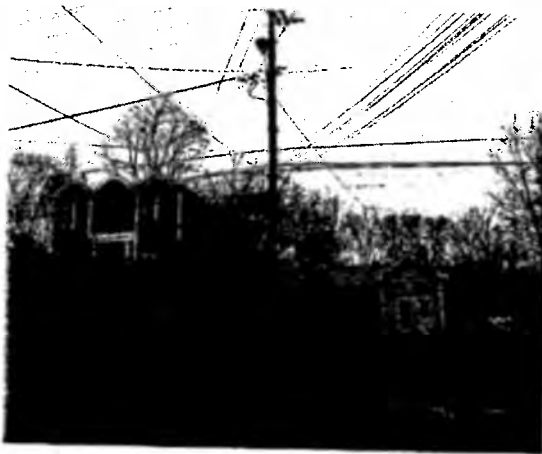
95

Historic Preservation Section

Attachment 13: Upton Street Neighborhood



Attachment 14: Current Mansionization



BASELINE MANSIONIZATION ORDINANCE

Attachment 15

*Prepared by the City of Los Angeles - Department of City Planning***Summary of Baseline Mansionization Ordinance as of 03/21/08**

Amends Sections 12.03 (Definitions), 12.04 (Zones – Districts – Symbols), Subsection C of Sections 12.07 ("RA" Suburban Zone), 12.07.01 ("RE" Residential Estate), 12.07.1 ("RS" Suburban Zone), 12.08 ("R1" One-Family Zone), Section 12.21.1 (Height of Building or Structures), 12.23 (Nonconforming Building & Uses), Section 12.28 (Adjustments), Section 12.32 (Land Use Legislative Actions), and Section 13.13 ("RFA" Residential Floor Area District – Supplemental-Use Districts) of the Los Angeles Municipal Code (LAMC).

- Amend existing Buildable Area and Floor Area definitions, and add new Residential Floor Area and Base Floor definitions.
- Rename Subsection C of each zone, and include new Residential Floor Area limits and 20% Residential Floor Area Bonus in each zone.
- Revise the existing height requirements to include a different height for flat roofs, add a Single-Story Height District, and amend this section to reference the new Residential Floor Area limits in each single-family zone.
- Amend the Nonconforming Section of the Zoning Code to incorporate the new Residential Floor Area limits.
- Amend the Zoning Administrator authority to include 10% Adjustments to Residential Floor Area limits.
- Amend the Zones – Districts – Symbols and Land Use Legislative Actions Sections to add "RFA" Residential Floor Area Districts to list of Supplemental Use Districts available.
- Create a new Section 13.13 establishing the enabling language for "RFA" Residential Floor Area Districts.

Lots Affected

Properties zoned single-family residential (R1, RS, RE9, RE11, RE15, RA, RE20, and RE40), not located in Hillside Area or Coastal Zone.

Applies to 304,410 properties.

Overwhelming majority of lots are zoned R1, and half of these (118,816) are in the 5,000 & 6,000 square-foot (sq-ft) ranges.

	No. of Lots	Percentage
R1	234,575	77.06%
RS	39,779	13.07%
RE9	2,343	0.77%
RE11	11,695	3.84%
RE15	780	0.26%
RA	14,971	4.92%
RE20	159	0.05%
RE40	108	0.04%

New Definitions for Single-Family Development

Residential Floor Area (RFA) definition:

The following **would** be counted towards the total square-footage:

- The area within the exterior walls of all structures on a lot, except as stated below.
- Portions of building, in excess of 100 sq-ft, with ceiling height greater than 14 feet (ft) would count as twice the area.
- The area of stairwells will only be counted once.
- Any attic, or portion thereof, with ceiling height more than 7 ft.

The following **would not** be counted towards the total square-footage:

- First 400 sq-ft, of covered parking area.

BASELINE MANSIONIZATION ORDINANCE*Prepared by the City of Los Angeles - Department of City Planning*

- Detached accessory buildings, no greater than 200 sq-ft; the total combined area not to exceed 400 sq-ft.
- First 250 sq-ft, of porches, patios, and breeze-ways with a solid roof open on at least 2 sides.
- Porches, patios, and breeze-ways that have an open lattice roof.
- Basements when the floor or roof above does not exceed 2 ft in height above the finished or natural grade, whichever is less.

Base Floor definition:

- Largest of the floors at or above grade that is not considered a basement.
- Includes the area of attached covered parking if part of the same story.
- All levels within 4 vertical feet of each other shall count as a single floor.

Objectives Accomplished:

- ✓ Current Floor Area definition inadequate, geared to commercial and industrial structures.
- ✓ New definition includes portions of building that add significantly to bulk of structures, thereby addressing massing concerns.
- ✓ Simplifies implementation of the proposed ordinance by clarifying intent and terminology.

FAR Reduction & Articulation Bonus

Rename Subsection C of each single-family zone to "Area (Development Standards)" section, and move the new Residential Floor Area limits to each zone.

Reduce the existing Floor Area Ratio (FAR) for each zone from 3:1 by Buildable Area and change it to an FAR by Lot Size for each zone with transitions for larger lots within a zone, as shown below:

Zone	Lot Size	FAR (% of Lot Size)
R1	5,000 sq-ft min.	50%
	Lots \geq 7,500 sq-ft	45% or 3,750 sq-ft, whichever is greater
RS	7,500 sq-ft min.	45%
	Lots \geq 9,000 sq-ft	40% or 4,050 sq-ft, whichever is greater
RE9	9,000 sq-ft min.	40%
	Lots \geq 15,000 sq-ft	35% or 6,000 sq-ft, whichever is greater
RE11	11,000 sq-ft min.	40%
	Lots \geq 15,000 sq-ft	35% or 6,000 sq-ft, whichever is greater
RE15	15,000 sq-ft min.	35%
RA	17,500 sq-ft min.	25%
	Lots \geq 20,000 sq-ft	20% or 5,000 sq-ft, whichever is greater
RE20	20,000 sq-ft min.	35%
RE40	40,000 sq-ft min.	35%

BASELINE MANSIONIZATION ORDINANCE

Prepared by the City of Los Angeles - Department of City Planning

Add a new 20% Residential Floor Area Bonus (20% increase from whatever the FAR allows, not an additional 20% of the lot size) if at least one of the following methods is utilized in the design/construction of the homes:

- **Proportional Stories Method** - all other stories are no more than 75% of the largest floor of the primary structure.
- **Front Facade Stepback Method** - at least 20% of the building frontage facing the front property line is stepped back at least 20% of the total building depth, rounded to the nearest foot.
- **Green Building Method** - new residential units are rated through the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) for Homes program with a target of certification at the "Certified" or higher level.

When lots are smaller than 5,000 sq-ft in the R1 Zone, a 30% RFA Bonus is allowed.

Over a third of the homes built under the proposed ordinance will be on R1 properties in the 5,000 to 7,000 sq-ft range and have a base development potential between 2,500 – 3,500 sq-ft, and between 3,000 – 4,200 sq-ft when the 20% RFA Bonus is utilized.

Objectives Accomplished:

- ✓ Gives zones a unique scale for development, FAR is no longer "one size fits all".
- ✓ Discourages large box-like structures and creates incentive for articulated or green buildings.
- ✓ Extra area is mitigated by the resulting articulation of the building mass, or by reduced energy consumption.
- ✓ Ensure that substandard R1 lots are not negatively impacted as a result of the overall FAR reduction and that a reasonably sized home can be built.

Maximum Height Depending on Roof Slope

Revise the existing height requirements to include a lower height for structures, or portions of structures, with flat roofs:

R1, RS, RE9

25% Roof Slope or Greater: 33 feet

Less Than 25% Roof Slope: 28 feet

RE11, RE15, RA, RE20, and RE40

25% Roof Slope or Greater: 36 feet

Less Than 25% Roof Slope: 30 feet

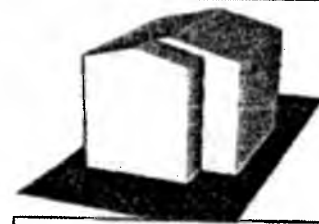
Slope can be used in any number of configurations.

Objectives Accomplished:

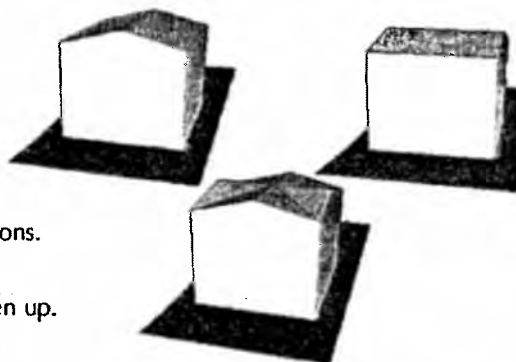
- ✓ Ensures that mass of taller structures is broken up.
- ✓ Box-like structures have a lower height.
- ✓ Reduces "looming" factor – a concern commonly raised by the public.
- ✓ Varied rooflines allow more light & air to reach neighboring properties, add visual interest, and enhance transitions between properties.



Proportional Stories Method



Front Facade Stepback Method



BASELINE MANSIONIZATION ORDINANCE

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Single-Story Height District

Add a new Single-Story Height District available only for properties zoned single-family residential.

- Limits construction to a single-story.
- Sets a maximum height limit of 18 feet.
- Communities could request this new height district through standard zoning procedures.
- Would **not** be applied to any neighborhood as part of this action.

Objectives Accomplished:

- ✓ Way to preserve single-story neighborhoods that want to stay single-story.

Residential Floor Area Districts

Add a new "RFA" Residential Floor Area District that will permit neighborhood-specific RFA limits that are higher or lower than established by this ordinance.

Intended for areas where a majority of community members wish to raise or lower the FAR in order to preserve the existing character of their unique neighborhood.

Districts will have a minimum area of 100 acres (just under a quarter-mile radius).

Objectives Accomplished:

- ✓ When property owners believe the proposed FAR limits are too restrictive or not restrictive enough, the RFA District creates an avenue for a community to consult with each other and determine if a larger or smaller FAR is more appropriate for their neighborhood.

Zoning Administrator Adjustments

Grants the Zoning Administrator Adjustment authority (discretionary action) that will allow for an increase of up to 10% beyond the proposed RFA limits.

- Adjustment may only be up to 10% because the proposed provisions already allow for two primary ways for a property owner to increase the amount of habitable square-footage: 20% RFA Bonus and habitable basements exemption.

The Variance process will remain available when there are special circumstances or hardships.

Objectives Accomplished:

- ✓ Increased flexibility in the application of the FAR limits when special circumstances are present.

Additional City Planning Commission Directions

1. Return to Commission 100 days from date this ordinance is adopted by the City Council and provide progress report addressing "flat" lots in Hillside Areas.
2. Monitor construction of single-family homes in areas affected by this Ordinance and report back to Commission with evaluation of effectiveness of this Ordinance in dealing with mansionization problem one year from the date Ordinance becomes effective.